130.A	0004	0304.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	296,700	/	296,700
USE VALUE:	296,700	/	296,700
ASSESSED:	296,700	/	296,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 304

Owner 1:	GIRARD KATHERINE E
Owner 2:	
Owner 3:	
Street 1:	125 PLEASANT ST #304
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KHACHIYANTS DIANA -
Owner 2:	-
Street 1:	125 PLEASANT ST #304
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1948, having primarily Brick Exterior and 694 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	296,700			296,700
Total Card	0.000	296,700			296,700
Total Parcel	0.000	296,700			296,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.52 | /Parcel: 427.52

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	130986
GIS Ref	
GIS Ref	
Insp Date	10/12/17

!10212!

PREVIOUS ASSESSMENT

Parcel ID: 130.A-0004-0304.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	296,700	0	.		296,700		Year end	12/23/2021
2021	102	FV	292,500	0	.		292,500		Year End Roll	12/10/2020
2020	102	FV	284,200	0	.		284,200	284,200	Year End Roll	12/18/2019
2019	102	FV	280,700	0	.		280,700	280,700	Year End Roll	1/3/2019
2018	102	FV	231,800	0	.		231,800	231,800	Year End Roll	12/20/2017
2017	102	FV	215,500	0	.		215,500	215,500	Year End Roll	1/3/2017
2016	102	FV	215,500	0	.		215,500	215,500	Year End	1/4/2016
2015	102	FV	190,200	0	.		190,200	190,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:18:09

LAST REV

Date	Time
07/07/21	14:04:15
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10212

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KHACHIYANTS DIA	77188-35	2	3/10/2021		335,000	No	No		
BERNER ELLYN M/	76152-393	1	11/12/2020		325,000	No	No		Marina Khachiyants dod 12/23/2020
HEASLIP ANNA R	25172-103		2/9/1995		74,000	No	No		Ellyn M Berner dod 2/28/2020

USER DEFINED

Prior Id # 1:	130986
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/7/2021	SQ Returned	JO	Jenny O
1/12/2021	SQ Mailed	MM	Mary M
10/12/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6036																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	4.578999996
Name:	21 - 6036

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.6	%

CALC SUMMARY

Basic $ / SQ:	325.00
Size Adj.:	1.36455333
Const Adj.:	1.06007576
Adj $ / SQ:	470.122
Other Features:	30000
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427518
Depreciation:	130820
Depreciated Total:	296697

COMMENTS

Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	3	BRs:	1	Baths:	1	HB	0

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	564.15
Special Features:	0	Val/Su Net:	427.52
Final Total:	296700	Val/Su SzAd	427.52

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	694	470.120	326,265

Net Sketched Area:	694	Total:	326,265

Size Ad	694	Gross Area	694	FinArea	694

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.A-0004-0304.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	